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3. The City conveys to George and Judith Lingelbach, James and Margaret Ferris the property as described and shown in the attached Bargain and Sale Deed (Exhibit C) consisting of 1,801 square feet lying west of and adjacent to the Depot Building property.

4. The City grants to Lingelbach and Ferris the access easements as described and shown in attached Exhibits D.


YEA: 6
NAY: 0
ABSTAIN: 0

Paul Thalhoffer
Paul Thalhoffer, Mayor
Dated: 3-14-96

George Martinez
George Martinez, City Recorder
Adopted: 3-12-96

July 7, 1999

MEMORANDUM

TO: Debbie Stickney
FROM: Elizabeth McCallum 
RE: Resolution No. 1231 and Planning Case File No. 99-030

Attached are copies of all documents relating to this resolution. All documents were recorded today unless I've written on the bottom "NOT A RECORDED DOCUMENT." All of these documents accomplish the decision originally made in City Council Resolution No. 1231. My recommendation is to microfilm all of these as attachments to Resolution No. 1231, and, if need be, to cross reference the Planning Department's Case File No. 99-030.



COMMUNITY DEVELOPMENT DEPARTMENT

Debbie

104 SE KIBLING AVENUE • TROUTDALE OR 97060-2099
INSPECTION REQUESTS AFTER 5:00 P.M. • 665-9098
(503) 665-5175 • FAX (503) 667-0524

July 14, 1999

Yoshida Family Ltd. Partnership
Attn: Valerie Tadda
8338 NE Alderwood Road #200
Portland, Oregon 97220

RE: Property line adjustment, lot consolidation and easements to complete City Council Resolution No. 1231 - Case File No. 99-030

Enclosed are copies of the staff report and record of survey and recorded instruments. The revised legal descriptions for your tax lots 1900 and 900 and the City's tax lot 1400 with the record of survey were all recorded as instrument # 99132314.

The warranty deed and legal description of the portion of your tax lot 900 conveyed to Troutdale is recorded instrument # 99132315. The warranty deed and legal description of the portion conveyed to you from the City of Troutdale's Tax Lot 1400 is recorded instrument # 99132316.

The recorded instrument: #99132317 grants an easement to the City of Troutdale; # 99132318 and # 99132319 grants easements to Yoshida Family Limited Partnership.

The revised tax assessor maps will not reflect the property line adjustments and lot consolidation for an undetermined period of time. As soon as I get a copy of the changes I will mail one to you. Easements do not necessarily appear on the tax assessor maps. Should you have questions, please call me at 503-665-5175.

Sincerely,

CITY OF TROUTDALE

Elizabeth A. McCallum
Associate Planner

Enclosures

cc: w/o enclosures
Debbie Stickney, City Recorder
Kent Cox PE, PLS

Debbie Stickney

From: Elizabeth McCallum [emccallum@ci.troutdale.or.us]
Sent: Wednesday, July 14, 1999 11:28 AM
To: 'Debbie Stickney'
Subject: Yoshida easements and property line adjustments and conveyances

I just noticed that the reference to exhibits in Resolution No. 1231 are no longer clear. These are the recorded instruments that match these references.

Item 1. Exhibit A is recorded instrument # 99132315.

Item 2. Exhibit B includes the following recorded instruments:

99132317-labeled A

99132318-labeled B

99132319-labeled C

Item 3. Exhibit C is recorded instrument # 99132316.

Item 4. Exhibit D is included in recorded instruments 99132317, 99132318 and 99132319.

The adjusted legal descriptions and survey map are not part of Resolution No. 1231, they are only part of file 99-030, and are recorded instrument number 99132314.

I do not know if Resolution No. 1231 needs amended. It was not recorded. It was the authorization by which these transactions were approved, however, but over time the exhibits needed corrected to reflect ownership. The areas affected on the real property were not changed.

REC: CITY OF TROUTDALE
104 SE Kibling Ave
TROUTDALE OR 97060

GRANT OF PUBLIC UTILITY
AND ACCESS EASEMENT

YOSHIDA FAMILY LIMITED PARTNERSHIP, a limited partnership organized under the laws of the State of Oregon, its successors and assigns, (hereinafter the "Grantor"), for good and valuable consideration, does grant to the CITY OF TROUTDALE, a municipal corporation of the State of Oregon, its successors and assigns, (hereinafter the "Grantee"), an easement for public utility purposes and permanent access for the purposes of ingress and egress fully described below and as shown on Exhibit "A", attached hereto and incorporated by reference herein.

Legal Description: A 10.00 Foot wide access and public utility easement located in the northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence South 85°27'01" east a distance of 321.60 feet to highway centerline station 493+91.86 of the Historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south 89°37'00" east along the said centerline a distance of 1212.48 feet; thence north 00°23'00" east a distance of 30.00 feet; thence south 89°37'00" east, 30.00 feet north of and parallel to the centerline of the said Historic Columbia River Highway, a distance of 665.32 feet; thence north 20°26'15" east a distance of 37.74 feet to a point on the northerly line of that certain tract of land conveyed to the City of Troutdale by Bargain and Sale Deed recorded in Deed Book 884 at Page 746 on September 27, 1972 in the Multnomah County Recorders Office and to the **true point of beginning** of this easement; thence continuing north 20°26'15" east a distance of 177.91 feet to a point in the south right-of-way line of the Oregon-Washington Railroad and Navigation Company tract (being 50.00 feet right of the centerline thereof); thence north 77°45'34" east along the said south right-of-way a distance of 11.88 feet; thence south 20°26'15" west a distance of 178.07 feet to a point of non-tangent curvature on the northerly line of the said City of Troutdale tract; thence 11.80 feet southwesterly along the northerly line of the said City of Troutdale tract and along the arc of a 3064.93 foot radius circular curve to the right through a central angle of 0°13'14" (long chord bears south 78°22'33" west a distance of 11.80 feet) to the above referenced **true point of beginning** of this easement. Containing 1780 square feet more or less.

The Grantee shall fully indemnify, save harmless, and defend the Grantor, its officers, agents and employees, from and against all claims and actions and all expenses incidental to the investigation and defense thereof, based upon or arising out of any and all damages or injuries to the Grantor or persons or their property, caused by Grantee's use of the access easement.

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



99132317 09:38am 07/07/99

EASTWIND.EASEMENT1

009 20027268 02 02
A49 3 0.00 15.00 3.00 0.00 0.00

3

City of Troutdale
104 SE Kibling Ave
Troutdale OR 97060

GRANT OF ACCESS EASEMENT

CITY OF TROUTDALE, a municipal corporation organized under the laws of the State of Oregon located at 104 SE Kibling Street, Troutdale OR, 97060 (hereinafter the "Grantor"), for good and valuable consideration, does grant to YOSHIDA FAMILY LIMITED PARTNERSHIP, a limited partnership organized under the laws of the State of Oregon, its successors and assigns, located at 8338 NE Alderwood, Ste 200, Portland, OR (hereinafter the "Grantee"), a permanent access easement for the purposes of ingress and egress fully described below and as shown on Exhibit "A", attached hereto and incorporated by reference herein.

Legal Description: An Access Easement located in the Northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence south 85°27'01" east a distance of 321.60 feet to highway centerline station 493 + 91.86 of the Historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south 89°37'00" east along the said centerline a distance of 1212.48 feet; thence north 00°23'00" east a distance of 30.00 feet; thence south 89°37'00" east, 30.00 feet north of and parallel to the centerline of the said Historic Columbia River Highway a distance of 665.32 feet to the true point of beginning of this easement; thence north 20°26'15" east a distance of 37.74 feet to a point of non-tangent curvature on the northerly line of that certain tract of land conveyed to the City of Troutdale by Bargain and Sale Deed recorded in Deed Book 884 at Page 746 on September 27, 1972 in the Multnomah County Records Office; thence 11.80 feet northeasterly along the said northerly line and along the arc of a 3064.93 foot radius circular curve to the left through a central angle of 0°13'14" (long chord bears north 78°22'33" east a distance of 11.80 feet); thence north 20°26'15" east a distance of 178.07 feet to a point in the south right-of-way line of the Oregon-Washington Railroad and Navigation Company tract (being 50.00 feet south of the centerline thereof); thence north 77°45'34" east along the said south right-of-way line a distance of 11.88 feet; thence south 20°26'15" a distance 149.93 feet to a point on the westerly line of said City of Troutdale Tract; thence south 12°14'26" east a distance of 72.44 feet to a point of non-tangent curvature that is 30.00 feet northerly of, when measured at right angles to, the centerline of the aforementioned Historic Columbia River Highway; thence 36.19 feet northwesterly along the arc of a 174.00 foot radius circular curve to the left that is 30.00 feet northerly of and parallel to the said centerline, through a central angle of 11°54'54" (long chord bears north 83°39'33" west a distance of 36.12 feet) to a point of tangency; thence north 89°37'00" west 30.00 feet northerly of and parallel to the said north right-of-way line, a distance of 25.63 feet to the above referenced **true point of beginning** of this easement. Containing 3951 square feet more or less.

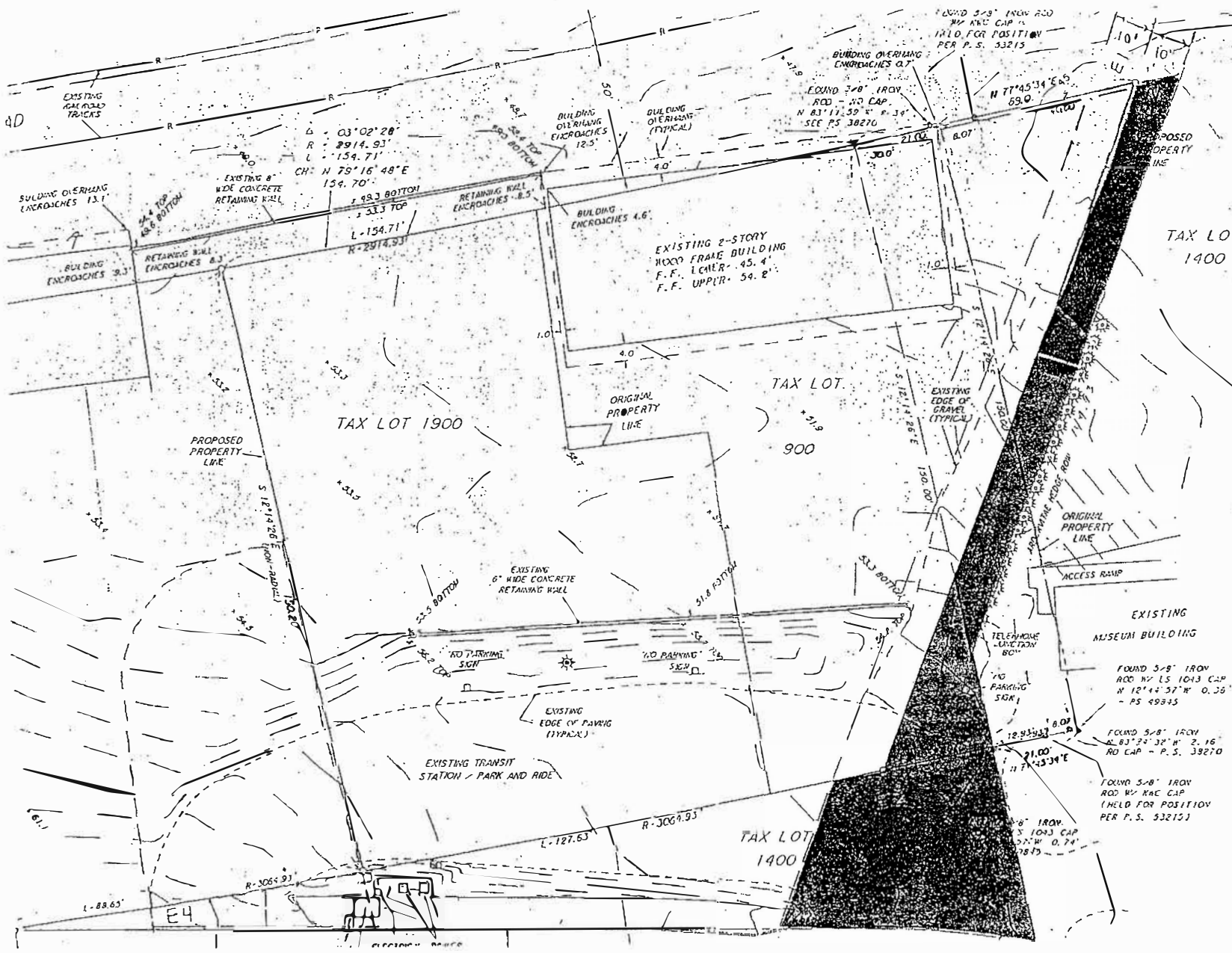
Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk

38.00

99132318 09:38am 07/07/99

3

Exhibit A
Access Easement
City of Troutdale to Yoshio



4D

TAX LOT 1900

TAX LOT 900

TAX LOT 1400

TAX LOT 1400

E4

L 45



99132319 09:38am 07/07/99

009 20027268 02 02
A49 4 0.00 20.00 3.00 20.00 0.00

GRANT OF ACCESS EASEMENT

CITY OF TROUTDALE, a municipal corporation organized under the laws of the State of Oregon located at 104 SE Kibling Street, Troutdale, OR 97060 (hereinafter the "Grantor"), for good and valuable consideration, does grant to YOSHIDA FAMILY LIMITED PARTNERSHIP, a limited partnership organized under the laws of the State of Oregon, its successors and assigns, located at 8338 NE Alderwood, Ste 200, Portland, OR (hereinafter the "Grantee"), a permanent access easement for the purposes of ingress and egress fully described on Exhibit "A", attached hereto and incorporated by reference herein.

The Grantee shall fully indemnify, save harmless, and defend the Grantor, its officers, agents and employees, from and against all claims and actions and all expenses incidental to the investigation and defense thereof, based upon or arising out of any and all damages or injuries to the Grantor or persons or their property, caused by Grantee's use of the access easement.

In the event any lot is created from existing land, the Owner of the newly created lot shall possess an undivided interest in the Grant of Easement and shall participate and be equally bound as Grantor of the Easement.

It is understood and agreed that no structure shall be erected upon said easement without the written consent of the Grantor.

This instrument does not grant or convey to the Grantee any title to the surface of the soil or land described herein. This Easement shall be a covenant running with the land and shall inure to the benefit of and bind the successors of the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 13th day of April 1999.

City of Troutdale
104 SE Kibling Ave
Troutdale OR 97060

CITY OF TROUTDALE

By Paul Thalkofer
Paul Thalkofer, Mayor

4

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

ss.

Personally appeared before me Paul Thalhofer, Mayor of the City of Troutdale, who acknowledged the foregoing instrument to be the voluntary act and deed of the City of Troutdale.



Marion Berg

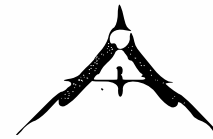
Notary Public for Oregon

My Commission Expires: 5-19-2002

PROPERTY CONVEYANCE: All that property conveyed to the City of Troutdale on September 27, 1972. Recorded at Multnomah County Deed Records in Book 884 Page 746. (COT File No.95-006 (E4))

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers — Land Surveyors



Registration:
Oregon
Idaho
Washington

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030-7544
(503) 667-4464
FAX (503) 665-9634

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

March 19, 1999

File No. 95006esmt.doc

ACCESS EASEMENT

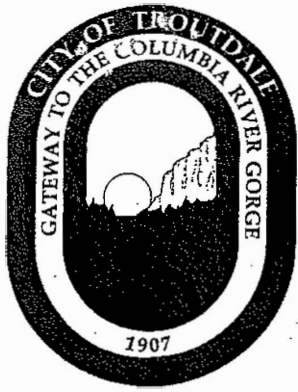
An Access Easement located in the Northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, Multnomah County, Oregon, more particularly described as follows:

Beginning at the most Easterly Southeast corner of TROUTDALE TOWN CENTER, a duly recorded plat in Book 1233, page 100, Multnomah County Plat Records; thence North $12^{\circ}14'20''$ West along the Easterly line of said TROUTDALE TOWN CENTER plat, a distance of 34.71 feet to a point; thence along the arc of a non-tangent 141.55 foot radius curve to the left, through a central angle of $11^{\circ}23'39''$ (the chord of which bears South $66^{\circ}17'22''$ West, 28.10 feet) an arc distance of 28.15 feet to a point of compound curvature; thence along the arc of a 36.30 foot radius curve to the left, through a central angle of $43^{\circ}33'53''$ (the chord of which bears South $38^{\circ}49'04''$ West, 26.94 feet) an arc distance of 27.60 feet to the point of tangency; thence South $17^{\circ}02'07''$ West a distance of 5.20 feet to a point that is 40.00 feet Northerly from, when measured at right angles to, the centerline of the Historic Columbia River Highway; thence South $89^{\circ}37'01''$ East, parallel with said centerline, a distance of 29.49 feet to a point in a 3064.93 foot radius curve; thence along the arc of said curve to the right, through a central angle of $00^{\circ}35'10''$ (the chord of which bears South 81° the Easterly line of said TROUTDALE TOWN CENTER plat $22'23''$ West, 31.35 feet) an arc distance of 31.35 feet to a point; thence South $12^{\circ}14'20''$ East, parallel with the Easterly line of said TROUTDALE TOWN CENTER plat, a distance of 5.21 feet to a point that is 40.00 feet Northerly from, when measured at right angles to, the centerline of the Historic Columbia River Highway; thence South $89^{\circ}37'01''$ East, parallel with said centerline, a distance of 54.87 feet to the intersection with the Southerly extension of the Easterly line of said TROUTDALE TOWN CENTER plat; thence North $12^{\circ}14'20''$ West along said Southerly extension a distance of 14.03 feet to the point of beginning. Containing 1,767 square feet.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 1987
DANIEL T. BURTON
2248

RENEWED THRU: 12/31/99



COMMUNITY DEVELOPMENT DEPARTMENT

104 SE KIBLING AVENUE • TROUTDALE OR 97060-2099
INSPECTION REQUESTS AFTER 5:00 P.M. • 665-9098
(503) 665-5175 • FAX (503) 667-0524

TYPE I LOT LINE ADJUSTMENTS and LOT CONSOLIDATION DIRECTOR'S DECISION

FILE NO. 99-030

NAME OF PROJECT: Yoshida / City of Troutdale Depot Property

APPLICANT: City of Troutdale

OWNERS: City of Troutdale and
Yoshida Family Ltd. Partnership
Attn: Valerie Tadda
8338 NE Alderwood Road #200
Portland, Oregon 97220
(503) 872-8404

REQUEST: Property Line Adjustments between two properties in separate ownership, and lot consolidation of two contiguous lots in common ownership, into one tax lot.

LOCATION: North of East Historic Columbia River Highway, east of SE Kibling Avenue and south of the OWR&N Railroad right-of-way

AREA: 1,806 and 1,801 square feet being adjusted between Tax Lots 900 and 1400; Consolidation of Tax Lots 900 and 1900 will result in an adjusted area of 26,350 square feet.

PLAN DESIGNATION: C (Commercial)

ZONING: CBD (Central Business District) Town Center Overlay

LEGAL DESCRIPTION: Tax Lots 900 and 1400 on Multnomah County Tax Assessor's Map 1N3E25BD and Tax Lot 1900 on Multnomah County Tax Assessor's Map 1N3E25B.

APPLICABLE CRITERIA: Troutdale Development Code Zoning Districts Chapter 3.130 Central Business District and Chapter 7 Land Division

NOT A RECORDED DOCUMENT

ED

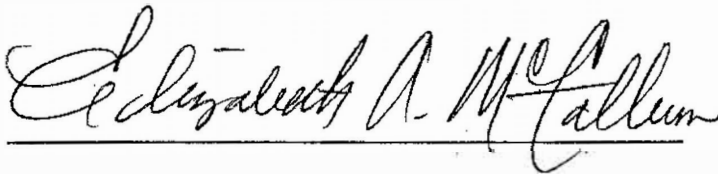
FINDINGS

1. The proposal is processed as a lot line adjustment, but as the lots are not within a recorded subdivision, the procedure is correctly identified as a property line adjustment. Legal descriptions and deeds have been written for both areas being exchanged. Parcel 1, which is 1,806 square feet, more or less, is being deeded to the City of Troutdale by the Yoshida Family Ltd. Partnership, and Parcel 2, which is 1,801 square feet, more or less, is being deeded to the Yoshida Family Ltd. Partnership by the City of Troutdale.
2. Property line adjustments are necessary to relieve encroachments of structures and/or improvements on Tax Lot 900 and 1400 on Multnomah County Tax Assessor's Tax Map 1N3E25BD.
3. A revised legal description and survey has been made of Tax Lot 1400. The adjusted area is 11,002 square feet. This is the parcel owned by the City of Troutdale.
4. The consolidation of Tax Lots 900 on Multnomah County Tax Assessor's Tax Map 1N3E25BD and Tax Lot 1900 on Multnomah County Tax Assessor's Tax Map 1N3E25B, in common ownership, owned by the Yoshida Family Ltd. Partnership and developed as one business, is encouraged and approved by the City. The revised legal description and survey is for both of these lots. The adjusted area is 26,350 square feet.

DECISION

The property line adjustments between Tax Lots 1400 and 900 as identified on Multnomah County Assessor's Tax Map 1N3E25BD, and the lot consolidation of Tax Lot 1900 on Multnomah County Tax Assessor's Tax Map 1N3E25B and Tax Lot 900 on Tax Map 1N3E25BD, are hereby approved.

APPROVED THIS 25th DAY OF JUNE 1999



Elizabeth A. McCallum
Associate Planner

cc:

Kent W. Cox and Associates, Inc.
Valerie Tadda, Yoshida Family Ltd Partnership
Jerry Ortega, Public Works
Multnomah County Recording Department of Assessment and Taxation

CITY OF TROUTDALE CD DEPT Fax:503-667-0524

Apr 16 '99 16:45 P.02/02



COMMUNITY DEVELOPMENT DEPARTMENT

104 SE KIBLING AVENUE • TROUTDALE OR 97060-2099
(503) 665-5175 • FAX (503) 667-0524

File No. 99-030
Date Received 4/16/99
Fee Paid \$ 0.00
Receipt No. 4/A

LAND USE APPLICATION FORM

PROCEDURE TYPE (check one)	<input checked="" type="checkbox"/> INITIAL	<input type="checkbox"/> REVISION
PERMIT TYPE	PROPERTY LINE ADJUSTMENT	

Please print or type the information below

Project Name: YOSHIDA-DEPOT

Location or address 411 & 473 E HISTORIC COLUMBIA RIVER HWY

Tax Map/Tax Lot Number: 1N3E25BD 1400 Assessor No. R- R943250760

Zoning: CBD Overlay Zoning: IC Plan Designation: C

Site Acres: 2.86 or Square Footage of the Lot: _____

Request: PROPERTY LINE ADJUSTMENT DEEDING

1,806 sf from TAX LOT 900 to TAX LOT 1400 AND DEEDING

1,801 sf from TAX LOT 1400 to TAX LOT 900 ON

TAX ASSESSOR'S MAP NUMBER 1N3E25BD

NAME OF APPLICANT (if signed by Agent, owner's written authorization must be attached). OWNER/APPLICANT

NAME OF OWNER(S) (if more than one owner, attach a separate sheet)

Name CITY OF TROUTDALE

Name YOSHIDA FAMILY LTD PTNSP

Address ELIZABETH A MCCALLUM
104 SE KIBLING AVENUE

Address 8338 NE ALDERWOOD RD # 200

City Troutdale State OR

City PORTLAND State OR

Zip 97060 Phone 503 665-5175

Zip 97230 Phone 872-8404

Signature Elizabeth A. McCallum

Signature [Handwritten Signature]

Date 4/16/99

Date: 4-16-99

ALL CORRESPONDENCE PERTAINING TO THIS APPLICATION, INCLUDING THE NOTICE OF DECISION, WILL BE SENT TO ONLY THE APPLICANT. PLEASE CHECK THE BOX IF THE OWNER (WHEN DIFFERENT FROM THE APPLICANT) ALSO WISHES TO RECEIVE COPIES OF CITY CORRESPONDENCE.

C:\wpdata\forms\lwa\lwaappfm Rev 1/9/99

ORIGINAL

NOT A RECORDED DOCUMENT



June 24, 1999

Mr. Rich Faith
Director of Community Dev.
City of Troutdale
104 S.E. Kibling Ave.
Troutdale, OR 97060

Re: Property at 411 E. Columbia River Historic Highway

Dear Rich:

Yoshida Family Limited Partnership, owner of Tax Lots 900 and 1900 in the City of Troutdale, hereby consents to consolidation of those lots into one tax lot and authorizes the City of Troutdale to record any documents necessary to evidence such consolidation.

If you have any questions, please do not hesitate to contact me.

Sincerely,

YOSHIDA FAMILY LIMITED PARTNERSHIP
by its General Partner Yoshida Properties, Inc.



Valerie L. Tadda
Its Secretary

Resolution 1231

The large map for this resolution is not able to be scanned. To view the map, please refer to the microfilm or the duplicate copy of the resolution located in the blue reference binders.

EXHIBIT A

[LEGAL DESCRIPTION]

A tract of land located in the northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon, and being more particularly described as follows:

Commencing at the west one-quarter of the said Section 25, being marked by a brass disk monument set in concrete; thence south $85^{\circ}27'01''$ east a distance of 321.60 feet to highway centerline station 493+91.86 of the historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south $89^{\circ}37'00''$ east along the said centerline a distance of 1,212.48 feet; thence north $00^{\circ}23'00''$ east a distance of 30.00 feet to a point in the north right-of-way line of the said historic Columbia River Highway; thence south $89^{\circ}37'00''$ east along the said north right-of-way line a distance of 476.91 feet to a point of curvature; thence 216.28 feet northeasterly along the arc of a 3,064.93 foot radius circular curve to the left through a central angle of $4^{\circ}02'36''$ (long chord bears north $80^{\circ}17'14''$ east a distance of 216.24 feet) to the true point of beginning of this description; thence north $20^{\circ}26'15''$ east a distance of 89.04 feet to a point in the east line of that certain tract of land conveyed to David R. Bennett and James L. Bennett by Bargain and Sale Deed recorded in Book 2701 at page 451 on June 2, 1993, in the Multnomah County Recorder's Office; thence south $12^{\circ}14'26''$ east along the east line of the said Bennett tract a distance of 75.06 feet to the southeast corner thereof; thence south $77^{\circ}45'34''$ west along the south line of the said Bennett tract a distance of 21.00 feet to a point of curvature; thence 27.07 feet southwesterly along the south line of the said Bennett tract and along the arc of a 3,064.93 foot radius circular curve to the right through a central angle of $0^{\circ}30'22''$ (long chord bears south $78^{\circ}00'45''$ west a distance of 27.07 feet) to the above-referenced true point of beginning of this description, containing 1,806 square feet, more or less.

EXHIBIT A

[LEGAL DESCRIPTION]

A tract of land located in the northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon, and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence south $85^{\circ}27'01''$ east a distance of 321.60 feet to highway centerline station 493+91.86 of the historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south $89^{\circ}37'00''$ east along the said centerline a distance of 1,212.48 feet; thence north $00^{\circ}23'00''$ east a distance of 30.00 feet to a point in the north right-of-way line of the said historic Columbia River Highway; thence south $89^{\circ}37'00''$ East along the said north right-of-way line a distance of 476.91 feet to a point of curvature; thence 243.36 feet northeasterly along the arc of a 3,064.93 foot radius circular curve to the left through a central angle of $4^{\circ}32'58''$ (long chord bears north $80^{\circ}02'03''$ east a distance of 243.30 feet); thence north $77^{\circ}45'34''$ east a distance of 21.00 feet to the southeast corner of that certain tract of land conveyed to David R. Bennett and James L. Bennett by Bargain and Sale Deed recorded in Book 2701 at page 451 on June 2, 1993, in the Multnomah County Recorder's Office; thence north $12^{\circ}14'26''$ west along the east line of the said Bennett tract a distance of 150.00 feet to the northeast corner thereof also being a point on the south right-of-way line of the Oregon-Washington Railroad and navigation tract that is 50.00 feet right of and opposite railroad centerline station 904+94.04 and to the true point of beginning of this description; thence north $77^{\circ}45'34''$ east a distance of 48.07 feet to a point on the said south railroad right-of-way line that is 50.00 feet right of and opposite railroad centerline station 905+42.11; thence south $20^{\circ}26'15''$ west a distance of 89.03 feet to a point in the east line of the aforementioned Bennett tract; thence north $12^{\circ}14'26''$ west along the east line of the said Bennett tract a distance of 74.94 feet to the above-referenced true point of beginning of this description, containing 1,801 square feet, more or less.

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

Registration:
Oregon
Idaho
Washington

KENT W. COX and ASSOCIATES, INC.
Consulting Engineers — Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030-7544
(503) 867-4484
FAX (503) 885-9634



Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

File No. 99008esrmt.doc

June 18, 1999

ADJUSTED TAX LOTS 1900 & 900

A tract of land located in the Northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, Multnomah County, Oregon, more particularly described as follows:

Beginning at the most Easterly Southeast corner of TROUTDALE TOWN CENTER, a duly recorded plat in Book 1233, page 100, Multnomah County Plat Records; thence North 12°14'44" West along the Easterly line of said TROUTDALE TOWN CENTER plat, a distance of 150.20 feet to a point on the South right of way line of the Oregon-Washington Railroad & Navigation tract that is 50 feet right of and opposite railroad centerline station 903+20.98; thence along said South right of way line, along the arc of a 2914.93 foot radius curve to the left, through a central angle of 3°02'27" (the chord of which bears North 79°16'31" East, 154.69 feet) an arc length of 154.71 feet to the point of tangency, said point being 50 feet right of and opposite railroad centerline station 904+73.04; thence North 77°45'17" East, continuing along said South right of way line, a distance of 69.07 feet to a point that is 50 feet right of and opposite railroad centerline station 905+42.11; thence South 20°25'58" West a distance of 89.03 feet to a point in the East line of that certain tract of land deeded to David R. Bennett and James L. Bennett in Book 2701, page 451, recorded June 2, 1993; thence continuing South 20°25'58" West 89.04 feet to a point; thence along the arc of a 3064.93 foot radius curve to the right, through a central angle of 2°23'09" (the chord of which bears South 79°27'13" West, 127.62 feet) an arc length of 127.63 feet to the above-referenced point of beginning. Containing 26,350 square feet, more or less.

OWNERS: YOSHIDA FAMILY LIMITED
PARTNERSHIP

CITY OF TROUTDALE

REVIEWED & APPROVED

J. McCallum 6/25/99
CITY OF TROUTDALE
DEPARTMENT OF COMMUNITY DEVELOPMENT
FOR FILE NO. 99-030

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Daniel T. Burton

OREGON
JANUARY 13, 1987
DANIEL T. BURTON
2248

RENEWED THRU: 12/31/99

M 570
Multnomah County Oregon
Division of Assessment & Tax
421 S.W. 6th, Room 309
Portland, Oregon 97204-162

R 7-7-99 6

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



50.00

99132314 09:38am 07/07/99

003 20027268 02 02
:93 6 0.00 30.00 0.00 20.00

Return to: City of Troutdale
104 SE Kibling Ave
Troutdale OR 97106

ENGINEERING PLANNING SURVEYING LAND DEVELOPMENT	KENT W. COX and ASSOCIATES, INC. Consulting Engineers — Land Surveyors	
Registration: Oregon Idaho Washington	204 N.E. KELLY AVENUE GRESHAM, OREGON 97030-7544 (503) 887-4484 FAX (503) 865-9834	Affiliations: American Society of Civil Engineers Professional Land Surveyors of Oregon American Congress of Surveying and Mapping

June 18, 1999

File No. 35006eemt.doc

ADJUSTED TAX LOT 1400

A tract of land located in the Northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, in the City of Troutdale, Multnomah County, Oregon, more particularly described as follows:

Commencing at the most Easterly Southeast corner of TROUTDALE TOWN CENTER, a duly recorded plat in Book 1233, page 100, Multnomah County Plat Records; thence North 12°14'44" West along the Easterly line of said TROUTDALE TOWN CENTER plat, a distance of 150.20 feet to a point on the South right of way line of the Oregon-Washington Railroad & Navigation tract that is 50 feet right of and opposite railroad centerline station 903+20.98; thence along said South right of way line, along the arc of a 2914.93 foot radius curve to the left, through a central angle of 3°02'27" (the chord of which bears North 79°16'31" East, 154.69 feet) an arc length of 154.71 feet to the point of tangency, said point being 50 feet right of and opposite railroad centerline station 904+73.04; thence North 77°45'17" East, continuing along said South right of way line, a distance of 89.07 feet to a point that is 50 feet right of and opposite railroad centerline station 905+42.11, said point being the true point of beginning; thence North 77°45'17" East, continuing along said South right of way line, a distance of 315.68 feet to the Northeast corner of that certain tract of land deeded to the City of Troutdale February 1, 1991 in Book 2383, page 884; thence along the Easterly line of said City of Troutdale tract through the following courses: South 6°13'58" East 307.15 feet; thence North 89°33'28" West 161.50 feet; thence South 00°26'32" West 130.00 feet to the most Southerly Southeast corner of said City of Troutdale tract; thence North 89°33'28" West along the South line of said City of Troutdale tract 63.01 feet to a point on the Northeasterly right of way line of the Historic Columbia River Highway, said right of way as defined in Multnomah County Survey No. 55307; thence along the Easterly and Northerly lines of said right of way, through the following courses: North 14°37'05" West 33.12 feet to the beginning of a tangent 174.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 75°21'31" (the chord of which bears North 52°17'51" West, 212.71 feet) an arc length of 228.85 feet to the point of tangency, thence North 89°58'36" West 151.29 feet to the Southwest corner of that certain tract of land described in deed to the City of Troutdale, recorded September 27, 1972 in Book 884, page 746; thence North 0°22'59" East along the East line of said last-described City of Troutdale tract, a distance of 10.39 feet to the Northwest corner thereof; thence along the arc of a 3064.93 foot radius curve to the left, through a central angle of 0°27'10" (the chord of which bears North 80°52'33" East, 24.22 feet) an arc length of 24.22 feet to the Southeast corner of the duly recorded plat of TROUTDALE TOWN CENTER; thence continuing along said 3064.93 foot radius curve to the left, through a central angle of 2°23'09" (the chord of which bears North 79°27'13" East, 127.62 feet) to a point; thence North 20°25'58" East a distance of 178.07 feet to the above-referenced true point of beginning. Containing 111,002 square feet, more or less.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Daniel T. Burton

OREGON
 JANUARY 15, 1967
 DANIEL T. BURTON
 2248

RENEWED THRU: 12/31/99

REVIEWED & APPROVED

C. McCallum 6/25/99
 CITY OF TROUTDALE

DEPARTMENT OF COMMUNITY DEVELOPMENT

FOR FILE NO. 99-030

M 570

Multnomah County Oregon
 Division of Assessment & Taxation

431 S.W. 8th, Room 819
 Portland, Oregon 97204-1629

TC 7-7-99

The documents attached behind this copy of **Resolution #1231** were the original documents presented with Resolution 1231 on 3/12/96. These documents were never recorded due to incorrect owner information.

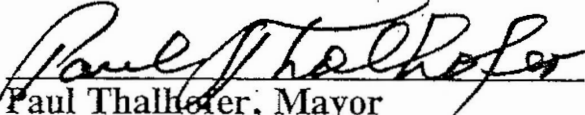
All documents were corrected and recorded in 1999 and are presented at the front of this record. For more detailed information on these transactions see Planning Case File # 99-030.


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3. The City conveys to George and Judith Lingelbach, James and Margaret Ferris the property as described and shown in the attached Bargain and Sale Deed (Exhibit C) consisting of 1,801 square feet lying west of and adjacent to the Depot Building property.

4. The City grants to Lingelbach and Ferris the access easements as described and shown in attached Exhibits D.

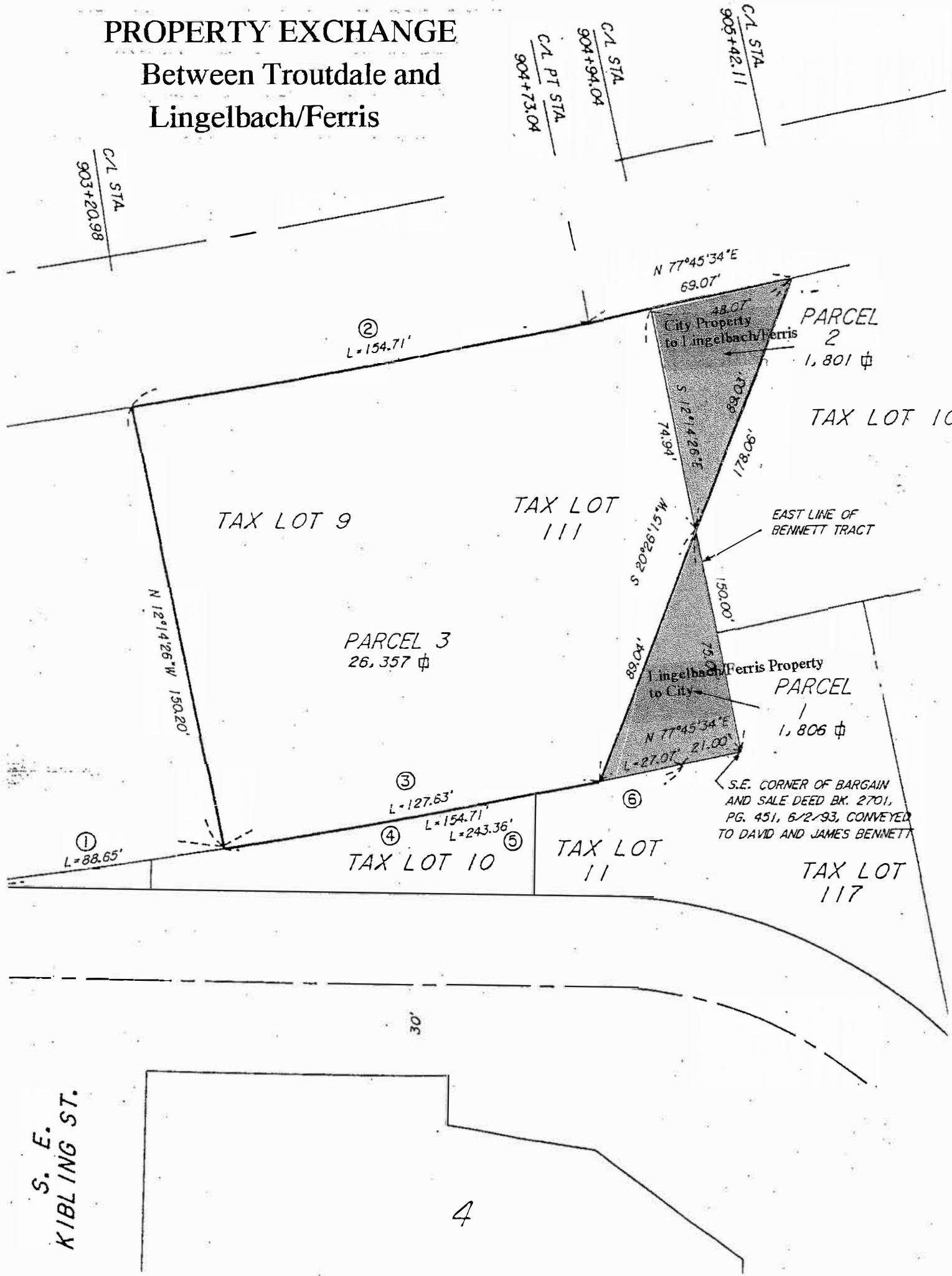
YEA:	<u>6</u>
NAY:	<u>0</u>
ABSTAIN:	<u>0</u>


Paul Thalhoffer, Mayor
Dated: 3-14-96


George Martinez, City Recorder
Adopted: 3-12-96

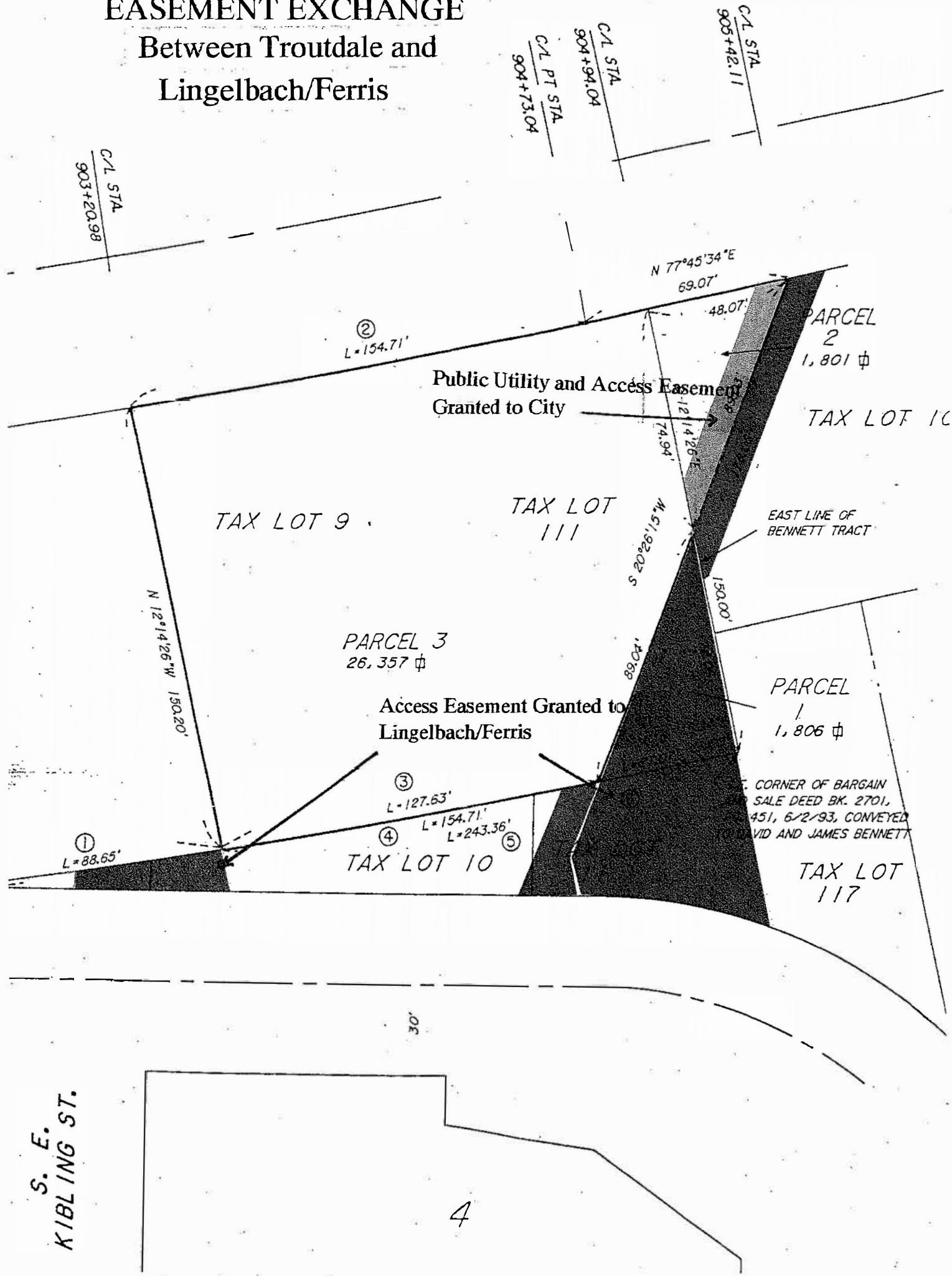
PROPERTY EXCHANGE

Between Troutdale and Lingelbach/Ferris



EASEMENT EXCHANGE

Between Troutdale and Lingelbach/Ferris



NL

BARGAIN AND SALE DEED

EXHIBIT 'A'

KNOW ALL MEN BY THESE PRESENTS, That GEORGE LINGELBACH, JUDITH K. LINGELBACH, JAMES FERRIS & MARGARET L. FERRIS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE CITY OF TROUTDALE, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Multnomah, State of Oregon, described as follows, to-wit:

See attached legal description made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this July day of 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Signatures of George Lingelbach, Judith K. Lingelbach, James Ferris, and Margaret L. Ferris.

STATE OF OREGON, County of ... This instrument was acknowledged before me on July 19, 1995, by George Lingelbach, Judith K. Lingelbach, James Ferris, Margaret L. Ferris. This instrument was acknowledged before me on July 19, 1995, by George Lingelbach, Judith K. Lingelbach, James Ferris.



Mary L. Eaton, Notary Public for Oregon, My commission expires 2/20/99.

Form fields for Grantor's Name and Address (Jim Ferris, George Lingelbach, 310 Brioga St, Troutdale, Oregon 97060) and Grantee's Name and Address (The City of Troutdale).

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... 19... at ... o'clock ... M., and recorded in book/reel/volume No. ... on page ... or as fee/file/instrument/microfilm/reception No. ... Record of Deeds of said County. Witness my hand and seal of County affixed. NAME TITLE By Deputy

SPACE RESERVED FOR RECORDER'S USE

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.

Consulting Engineers — Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030

(503) 667-4464

FAX (503) 665-9634



Registration:
Oregon
Idaho
Washington

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

**PROPERTY DESCRIPTION
LINGLEBACH**

TO

THE CITY OF TROUTDALE

PARCEL 1

FILE NO. 95-006 (L6)

APRIL 12, 1995

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, STATE OF OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

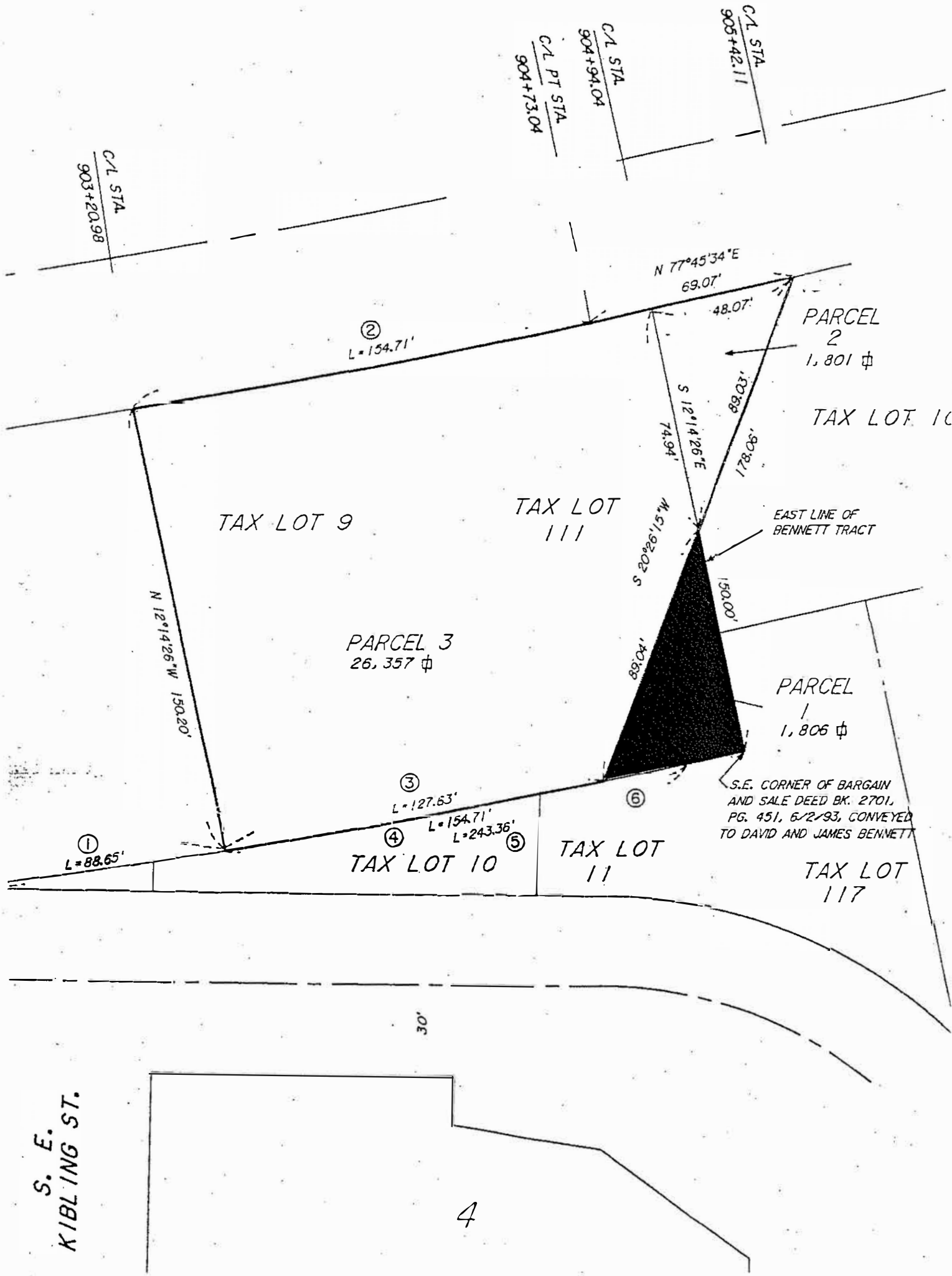
COMMENCING AT THE WEST ONE-QUARTER CORNER OF THE SAID SECTION 25, BEING MARKED BY A BRASS DISK MONUMENT SET IN CONCRETE; THENCE SOUTH $85^{\circ}27'01''$ EAST A DISTANCE OF 321.60 FEET TO HIGHWAY CENTERLINE STATION 493+91.86 OF THE HISTORIC COLUMBIA RIVER HIGHWAY, BEING MARKED BY A ONE-HALF INCH DIAMETER IRON PIPE SET INSIDE A MONUMENT BOX; THENCE SOUTH $89^{\circ}37'00''$ EAST ALONG THE SAID CENTERLINE A DISTANCE OF 1212.48 FEET; THENCE NORTH $00^{\circ}23'00''$ EAST A DISTANCE OF 30.00 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID HISTORIC COLUMBIA RIVER HIGHWAY; THENCE SOUTH $89^{\circ}37'00''$ EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 476.91 FEET TO A POINT OF CURVATURE; THENCE 216.28 FEET NORTHEASTERLY ALONG THE ARC OF A 3064.93 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $4^{\circ}02'36''$ (LONG CHORD BEARS NORTH $80^{\circ}17'14''$ EAST A DISTANCE OF 216.24 FEET) TO THE TRUE POINT OF BEGINNING OF THIS EASEMENT; THENCE NORTH $20^{\circ}26'15''$ EAST A DISTANCE OF 89.04 FEET TO A POINT IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID R. BENNETT AND JAMES L. BENNETT BY BARGAIN AND SALE DEED RECORDED IN BOOK 2701 AT PAGE 451 ON JUNE 2, 1993 IN THE MULTNOMAH COUNTY RECORDERS OFFICE; THENCE SOUTH $12^{\circ}14'26''$ EAST ALONG THE EAST LINE OF THE SAID BENNETT TRACT A DISTANCE OF 75.06 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH $77^{\circ}45'34''$ WEST ALONG THE SOUTH LINE OF THE SAID BENNETT TRACT A DISTANCE OF 21.00 FEET TO A POINT OF CURVATURE; THENCE 27.07 FEET SOUTHWESTERLY ALONG THE SOUTH LINE OF THE SAID BENNETT TRACT AND ALONG THE ARC OF A 3064.93 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $0^{\circ}30'22''$ (LONG CHORD BEARS SOUTH $78^{\circ}00'45''$ WEST A DISTANCE OF 27.07 FEET) TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 1,806 SQUARE FEET MORE OR LESS.

HIGHWAY CENTERLINE AND BOUNDARY INFORMATION PER P.S. 53215, BOTH ON FILE IN THE OFFICE OF THE MULTNOMAH COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 18, 1994
RANDAL G. SIEGER
2647

RENEWAL DATE: 6/30/96



C/L STA
903+42.11

C/L STA
904+94.04
C/L PT STA
904+73.04

C/L STA
903+20.98

N 77°45'34\"/>

②
L=154.71'

PARCEL
2
1,801 ♂

TAX LOT 10

TAX LOT 9

TAX LOT
111

EAST LINE OF
BENNETT TRACT

PARCEL 3
26,357 ♂

PARCEL
1
1,806 ♂

S.E. CORNER OF BARGAIN
AND SALE DEED BK. 2701,
PG. 451, 6/2/93, CONVEYED
TO DAVID AND JAMES BENNETT

①
L=88.65'

③
L=127.63'

④
L=154.71'
L=243.36'

⑤

TAX LOT
11

TAX LOT
117

30'

S. E.
KIBLING ST.

4

GRANT OF PUBLIC UTILITY AND ACCESS EASEMENT

GEORGE R. LINGELBACH, JUDITH K. LINGELBACH, husband and wife, and JAMES FERRIS AND MARGARET L. FERRIS, husband and wife, a _____ organized under the laws of the State of Oregon, its successors and assigns, (hereinafter the "Grantor"), for good and valuable consideration, does grant to the CITY OF TROUTDALE, a municipal corporation of the State of Oregon, its successors and assigns, (hereinafter the "Grantee"), an easement for public utility purposes and permanent access for the purposes of ingress and egress fully described below and as shown on Exhibit "A", attached hereto and incorporated by reference herein.

Legal Description: A 10.00 Foot wide access and public utility easement located in the northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence South $85^{\circ} 27'01''$ east a distance of 321.60 feet to highway centerline station 493+91.86 of the Historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south $89^{\circ}37'00''$ east along the said centerline a distance of 1212.48 feet; thence north $00^{\circ}23'00''$ east a distance of 30.00 feet; thence south $89^{\circ}37'00''$ east, 30.00 feet north of and parallel to the centerline of the said Historic Columbia River Highway, a distance of 665.32 feet; thence north $20^{\circ}26'15''$ east a distance of 37.74 feet to a point on the northerly line of that certain tract of land conveyed to the City of Troutdale by Bargain and Sale Deed recorded in Deed Book 884 at Page 746 on September 27, 1972 in the Multnomah County Records Office and to the **true point of beginning** of this easement; thence continuing north $20^{\circ}26'15''$ east a distance of 177.91 feet to a point in the south right-of-way line of the Oregon-Washington Railroad and Navigation Company tract (being 50.00 feet right of the centerline thereof); thence north $77^{\circ}45'34''$ east along the said south right-of-way a distance of 11.88 feet; thence south $20^{\circ}26'15''$ west a distance of 178.07 feet to a point of non-tangent curvature on the northerly line of the said City of Troutdale tract; thence 11.80 feet southwesterly along the northerly line of the said City of Troutdale tract and along the arc of a 3064.93 foot radius circular curve to the right through a central angle of $0^{\circ}13'14''$ (long chord bears south $78^{\circ}22'33''$ west a distance of 11.80 feet) to the above referenced **true point of beginning** of this easement. Containing 1780 square feet more or less.



EASEMENT
FERRIS & LINGELBACH TO
CITY OF TROUTDALE

BARGAIN AND SALE DEED

EXHIBIT 'C'

KNOW ALL MEN BY THESE PRESENTS, That

THE CITY OF TROUTDALE, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto GEORGE LINGELBACH, JUDITH K. LINGELBACH, HUSBAND AND WIFE AND JAMES FERRIS & MARGARET L. FERRIS, HUSBAND AND WIFE hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Multnomah, State of Oregon, described as follows, to-wit:

See legal description made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of July, 1995.; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE CITY OF TROUTDALE

BY:

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on , 19, by

as of

Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jim Ferris George Lingelbach 310 BRIDGE ST TROUTDALE OREGON 97060

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

ENGINEERING
PLANNING
SURVEYING
LAND DEVELOPMENT

KENT W. COX and ASSOCIATES, INC.

Consulting Engineers — Land Surveyors

204 N.E. KELLY AVENUE
GRESHAM, OREGON 97030
(503) 667-4464
FAX (503) 665-9634



Registration:
Oregon
Idaho
Washington

Affiliations:
American Society of Civil Engineers
Professional Land Surveyors of Oregon
American Congress of Surveying and Mapping

**PROPERTY DESCRIPTION
THE CITY OF TROUTDALE
TO
LINGLEBACH/FERRIS
PARCEL 2
FILE NO. 95-006 (L7)
APRIL 12, 1995**

A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TROUTDALE, MULTNOMAH COUNTY, STATE OF OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

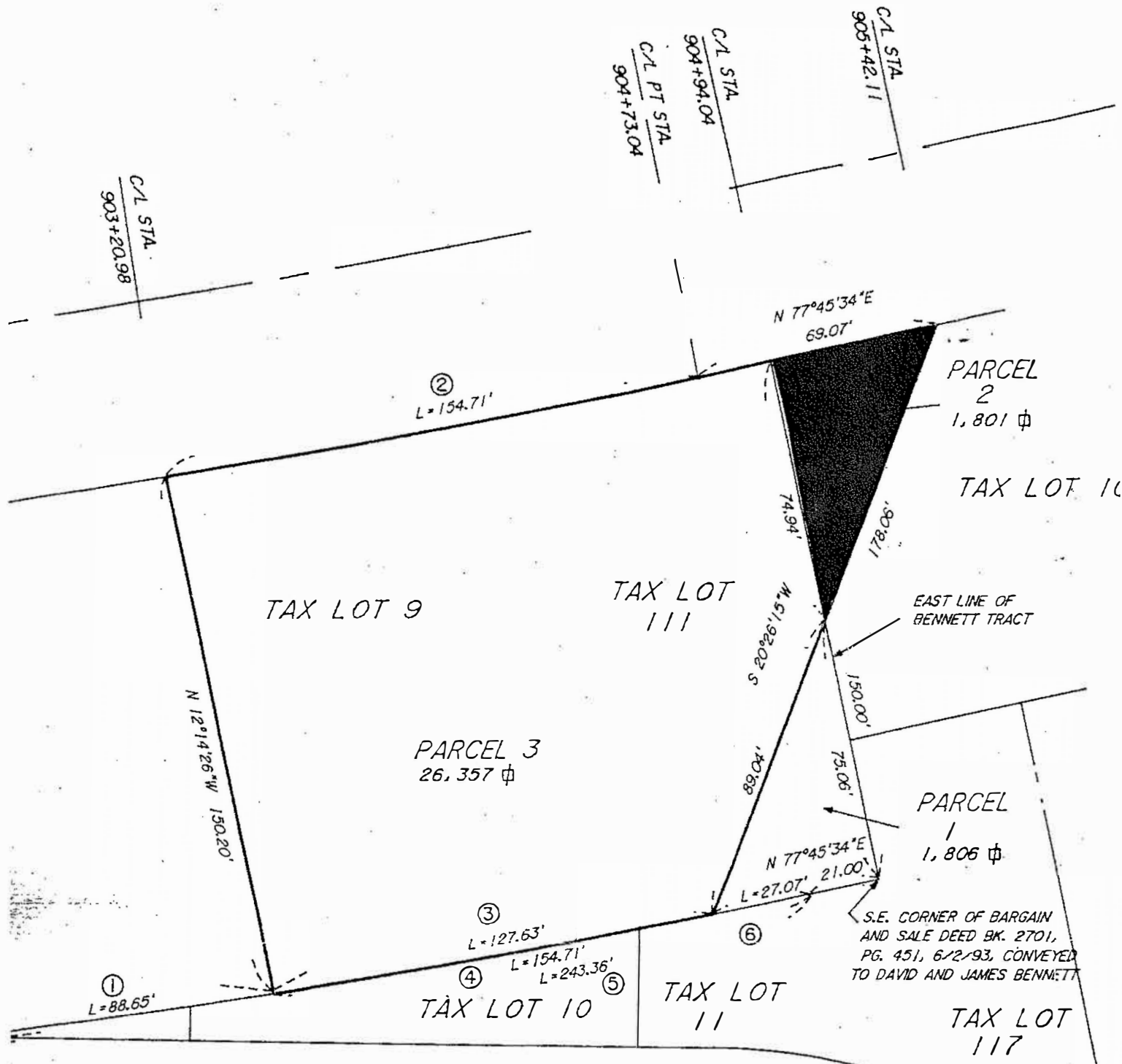
COMMENCING AT THE WEST ONE-QUARTER CORNER OF THE SAID SECTION 25, BEING MARKED BY A BRASS DISK MONUMENT SET IN CONCRETE; THENCE SOUTH $85^{\circ}27'01''$ EAST A DISTANCE OF 321.60 FEET TO HIGHWAY CENTERLINE STATION 493+91.86 OF THE HISTORIC COLUMBIA RIVER HIGHWAY, BEING MARKED BY A ONE-HALF INCH DIAMETER IRON PIPE SET INSIDE A MONUMENT BOX; THENCE SOUTH $89^{\circ}37'00''$ EAST ALONG THE SAID CENTERLINE A DISTANCE OF 1212.48 FEET; THENCE NORTH $00^{\circ}23'00''$ EAST A DISTANCE OF 30.00 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF THE SAID HISTORIC COLUMBIA RIVER HIGHWAY; THENCE SOUTH $89^{\circ}37'00''$ EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 476.91 FEET TO A POINT OF CURVATURE; THENCE 243.36 FEET NORTHEASTERLY ALONG THE ARC OF A 3064.93 FOOT RADIUS CIRCULAR CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $4^{\circ}32'58''$ (LONG CHORD BEARS NORTH $80^{\circ}02'03''$ EAST A DISTANCE OF 243.30 FEET); THENCE NORTH $77^{\circ}45'34''$ EAST A DISTANCE OF 21.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID R. BENNETT AND JAMES L. BENNETT BY BARGAIN AND SALE DEED RECORDED IN BOOK 2701 AT PAGE 451 ON JUNE 2, 1993 IN THE MULTNOMAH COUNTY RECORDERS OFFICE; THENCE NORTH $12^{\circ}14'26''$ WEST ALONG THE EAST LINE OF THE SAID BENNETT TRACT A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER THEREOF ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE OREGON - WASHINGTON RAILROAD AND NAVIGATION TRACT THAT IS 50.00 FEET RIGHT OF AND OPPOSITE RAILROAD CENTERLINE STATION 904+94.04 AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH $77^{\circ}45'34''$ EAST A DISTANCE OF 48.07 FEET TO A POINT ON THE SAID SOUTH RAILROAD RIGHT-OF-WAY LINE THAT IS 50.00 FEET RIGHT OF AND OPPOSITE RAILROAD CENTERLINE STATION 905+42.11; THENCE SOUTH $20^{\circ}26'15''$ WEST A DISTANCE OF 89.03 FEET TO A POINT IN THE EAST LINE OF THE AFOREMENTIONED BENNETT TRACT; THENCE NORTH $12^{\circ}14'26''$ WEST ALONG THE EAST LINE OF THE SAID BENNETT TRACT A DISTANCE OF 74.94 FEET TO THE ABOVE REFERENCED TRUE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 1,801 SQUARE FEET MORE OR LESS.

RAILROAD CENTERLINE STATIONING IS PER MAP G 7/49; MAP Y 1/12, PAGE 3; HIGHWAY CENTERLINE AND BOUNDARY INFORMATION PER P.S. 53215, BOTH ON FILE IN THE OFFICE OF THE MULTNOMAH COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 18, 1994
RANDAL G. SIEGER
2847

RENEWAL DATE: 6/30/96



S. E. KIBLING ST.

4

GRANT OF ACCESS EASEMENT

CITY OF TROUTDALE, a municipal corporation organized under the laws of the State of Oregon located at 104 SE Kibling Street, Troutdale OR, 97060 (hereinafter the "Grantor"), for good and valuable consideration, does grant to GEORGE R. LINGELBACH, JUDITH K. LINGELBACH, husband and wife, and JAMES FERRIS AND MARGARET L. FERRIS, husband and wife, a _____ organized under the laws of the State of Oregon, its successors and assigns, located at

(hereinafter the "Grantee"), a permanent access easement for the purposes of ingress and egress fully described below and as shown on Exhibit "A", attached hereto and incorporated by reference herein.

Legal Description: An Access Easement located in the Northwest one-quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence south $85^{\circ}27'01''$ east a distance of 321.60 feet to highway centerline station 493+91.86 of the Historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south $89^{\circ}37'00''$ east along the said centerline a distance of 1212.48 feet; thence north $00^{\circ}23'00''$ east a distance of 30.00 feet; thence south $89^{\circ}37'00''$ east, 30.00 feet north of and parallel to the centerline of the said Historic Columbia River Highway a distance of 665.32 feet to the **true point of beginning** of this easement; thence north $20^{\circ}26'15''$ east a distance of 37.74 feet to a point of non-tangent curvature on the northerly line of that certain tract of land conveyed to the City of Troutdale by Bargain and Sale Deed recorded in Deed Book 884 at Page 746 on September 27, 1972 in the Multnomah County Records Office; thence 11.80 feet northeasterly along the said northerly line and along the arc of a 3064.93 foot radius circular curve to the left through a central angle of $0^{\circ}13'14''$ (long chord bears north $78^{\circ}22'33''$ east a distance of 11.80 feet); thence north $20^{\circ}26'15''$ east a distance of 178.07 feet to a point in the south right-of-way line of the Oregon-Washington Railroad and Navigation Company tract (being 50.00 feet south of the centerline thereof); thence north $77^{\circ}45'34''$ east along the said south right-of-way line a distance of 11.88 feet; thence south $20^{\circ}26'15''$ west a distance 149.93 feet to a point on the westerly line of said City of Portland Tract; thence south $12^{\circ}14'26''$ east a distance of 72.44 feet to a point of non-tangent curvature that is 30.00 feet northerly of, when measured at right angles to, the centerline of the aforementioned Historic Columbia River Highway; thence 36.19 feet northwesterly along the arc of a 174.00 foot radius circular



4D

HELD FOR POSITION PER P.S. 53215

BUILDING OVERHANG ENCROACHES 0.7'

FOUND 5/8" IRON ROD - NO CAP N 83°11'59"W 2.34' SEE PS 38270

N 77°45'34"E 69.07'

$\Delta = 03^{\circ}02'28"$
 $R = 2914.93'$
 $L = 154.71'$
 $CH: N 79^{\circ}16'48"E 154.70'$

BUILDING OVERHANG ENCROACHES 13.1'

EXISTING 8" WIDE CONCRETE RETAINING WALL

RETAINING WALL ENCROACHES 8.5'

BUILDING OVERHANG ENCROACHES 4.6'

EXISTING 2-STORY WOOD FRAME BUILDING
 F.F. LOWER = 45.4'
 F.F. UPPER = 54.2'

TAX LOT 1400

TAX LOT 1900

TAX LOT 900

PROPOSED PROPERTY LINE

ORIGINAL PROPERTY LINE

EXISTING EDGE OF GRAVEL (TYPICAL)

ORIGINAL PROPERTY LINE

ACCESS RAMP

EXISTING MUSEUM BUILDING

FOUND 5/8" IRON ROD W/ LS 1043 CAP N 12°44'57"W 0.36' - PS 49845

FOUND 5/8" IRON ROD W/ KMC CAP (HELD FOR POSITION PER P.S. 38270)

FOUND 5/8" IRON ROD W/ KMC CAP (HELD FOR POSITION PER P.S. 53215)

EXISTING 6" WIDE CONCRETE RETAINING WALL

EXISTING TRANSIT STATION / PARK AND RIDE

EXISTING EDGE OF PAVING (TYPICAL)

R = 3064.93'

TAX LOT 1400

L = 88.65'

E4

R = 3064.93'

L = 127.63'

EASEMENT

CITY OF TROUTDALE TO LINGELBACH & FERRIS

GRANT OF ACCESS EASEMENT

CITY OF TROUTDALE, a municipal corporation organized under the laws of the State of Oregon located at 104 SE Kibling Street, Troutdale OR 97060 (hereinafter the "Grantor"), for good and valuable consideration, does grant to GEORGE R. LINGELBACH, JUDITH K. LINGELBACH, husband and wife, and JAMES FERRIS AND MARGARET L. FERRIS, husband and wife, a _____ organized under the laws of the State of Oregon, its successors and assigns, located at

_____, (hereinafter the "Grantee"), a permanent access easement for the purposes of ingress and egress fully described below and as shown on Exhibit "A", attached hereto and incorporated by reference herein.

Legal Description: An Access Easement located in the northwest one-quarter of Section 25, Township 1 North, Range 3, East of the Willamette Meridian, City of Troutdale, Multnomah County, State of Oregon and being more particularly described as follows:

Commencing at the west one-quarter corner of the said Section 25, being marked by a brass disk monument set in concrete; thence south $85^{\circ}27'01''$ east a distance of 321.60 feet to highway centerline station 493+91.86 of the Historic Columbia River Highway, being marked by a one-half inch diameter iron pipe set inside a monument box; thence south $89^{\circ}37'00''$ east along the centerline a distance of 1212.48 feet; thence north $00^{\circ}23'00''$ east a distance of 30.00 feet; thence south $89^{\circ}37'00''$ east, 30.00 feet north of and parallel to the centerline of the said Historic Columbia River Highway a distance of 512.55 feet to the **true point of beginning** of this easement; thence north $12^{\circ}14'26''$ west a distance of 5.22 feet to a point of non-tangent curvature; thence 53.77 feet northeasterly along the arc of a 3064.93 foot radius circular curve to the left through a central angle of $1^{\circ}00'19''$ (long chord bears north $81^{\circ}09'15''$ east a distance of 53.77 feet) to a point in the northerly line of that certain tract of land conveyed to the City of Troutdale by Bargain and Sale Deed recorded in Deed Book 884 at Page 746 on September 27, 1972 in the Multnomah County Records Office; thence south $12^{\circ}14'26''$ east a distance of 14.06 feet to a point that is 30.00 feet northerly of the centerline of the aforementioned Historic Columbia River Highway; thence north $89^{\circ}37'00''$ west, 30.00 feet northerly of and parallel to the said centerline a distance of 55.01 feet to the above referenced **true point of beginning** of this easement. Containing 513 square feet more or less.

The Grantee shall fully indemnify, save harmless, and defend the Grantor, its officers, agents and employees, from and against all claims and actions and all expenses incidental to the

investigation and defense thereof, based upon or arising out of any and all damages or injuries to the Grantor or persons or their property, caused by Grantee's use of the access easement.

In the event any lot is created from existing land, the Owner of the newly created lot shall possess an undivided interest in the Grant of Easement and shall participate and be equally bound as Grantor of the Easement.

It is understood and agreed that no structure shall be erected upon said easement without the written consent of the Grantor.

This instrument does not grant or convey to the Grantee any title to the surface of the soil or land described herein. This Easement shall be a covenant running with the land and shall inure to the benefit of and bind the successors of the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be

executed this _____ day of _____, 1995.

CITY OF TROUTDALE

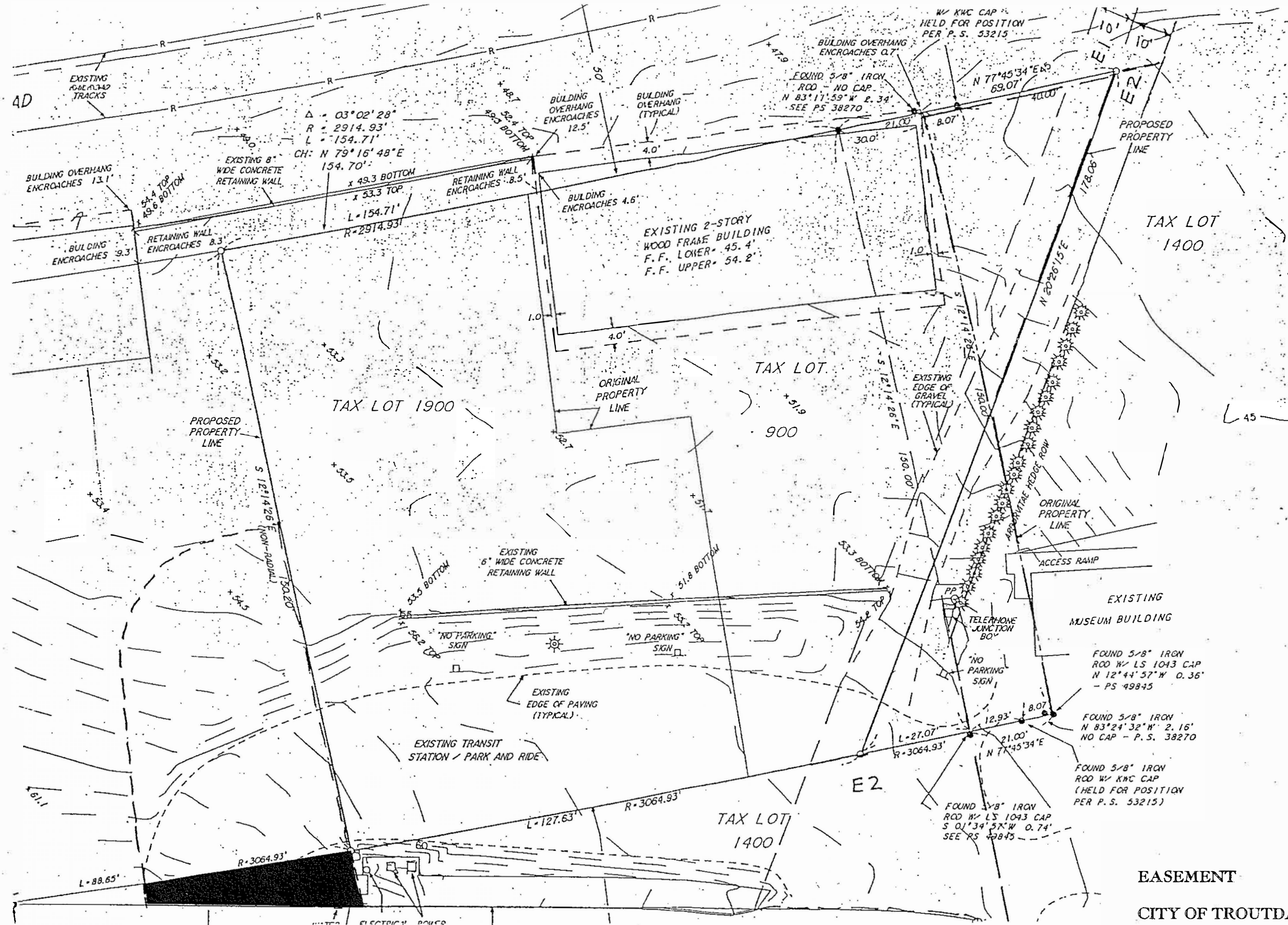
By: _____
Paul Thalhofer, Mayor

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

Personally appeared before me Paul Thalhofer, Mayor of the City of Troutdale, who acknowledged the foregoing instrument to be the voluntary act and deed of the City of Troutdale.

Notary Public for Oregon
My Commission Expires: _____

PROPERTY CONVEYANCE: All that property conveyed to the City of Troutdale on September 27, 1972. Recorded at Multnomah County Deed Records in Book 884 Page 746. (COT File No.95-006 (E4))



EASEMENT
CITY OF TROUTDALE TO
LINGELBACH & FERRIS